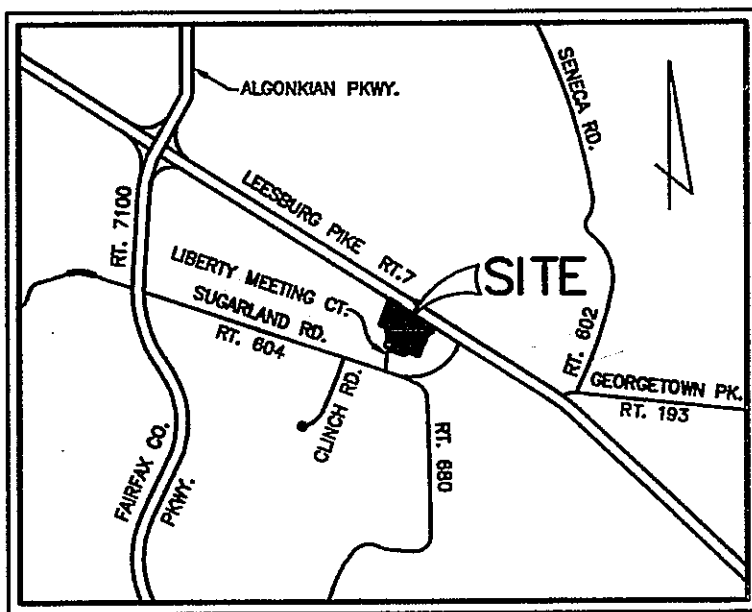


# DRANESVILLE UNITED METHODIST CHURCH

Dranesville District      Fairfax County, Virginia

## SPECIAL PERMIT AMENDMENT PLAT SPA-83-D-022-04



VICINITY MAP  
SCALE : 1"= 2,000'

Applicant:  
Dranesville United Methodist Church  
1089 Liberty Meeting Court  
Dranesville, VA 20170

### Sheet Index

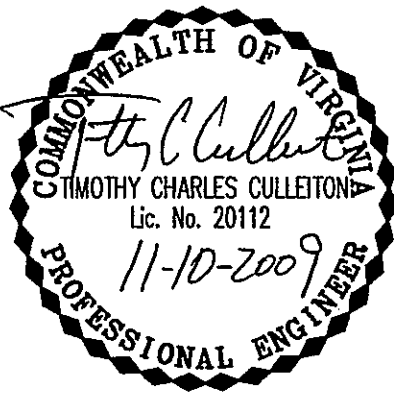
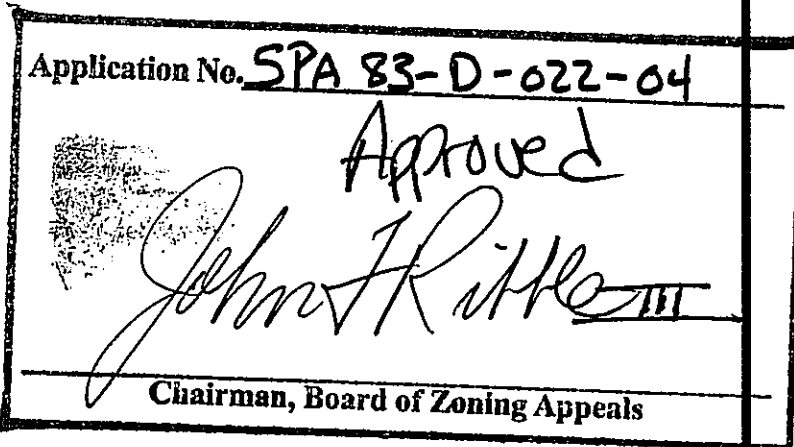
1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT - PLAN, NOTES, AND TABULATION
3. SPECIAL PERMIT AMENDMENT PLAT - EXISTING VEGETATION MAP (EVM), WALL DETAILS AND STORMWATER MANAGEMENT (SWM) / BEST MANAGEMENT PRACTICE (BMP) / OUTFALL NARRATIVES
4. SWM / BMP - FOR INFORMATION ONLY
5. SWM / BMP - FOR INFORMATION ONLY
6. SWM / BMP - FOR INFORMATION ONLY
7. SWM / BMP - FOR INFORMATION ONLY

Dranesville United Methodist Church  
Special Permit Amendment Plat

RECEIVED  
Department of Planning & Zoning  
NOV 10 2009  
Zoning Evaluation Division

Revised November 10, 2009  
Revised September 9, 2009  
Revised June 24, 2009  
April 16, 2009

M-10738

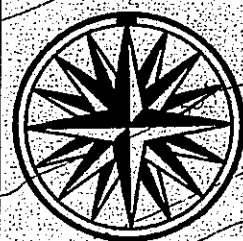




- Legend**
- EXISTING BUILDING
  - AREA NOT INCLUDED IN THIS APPLICATION
  - PROPOSED LARGE DECIDUOUS TREE
  - PROPOSED SHRUB MASS
  - EXISTING VEGETATION
  - PROPOSED FENCE / COLUMN

NOTE:

THE MEANDERING SIDEWALK WILL BE FIELD LOCATED IN THE GENERAL VICINITY AS REPRESENTED ON THE GRAPHIC IN RECOGNITION OF THE EXISTING GRAVES.



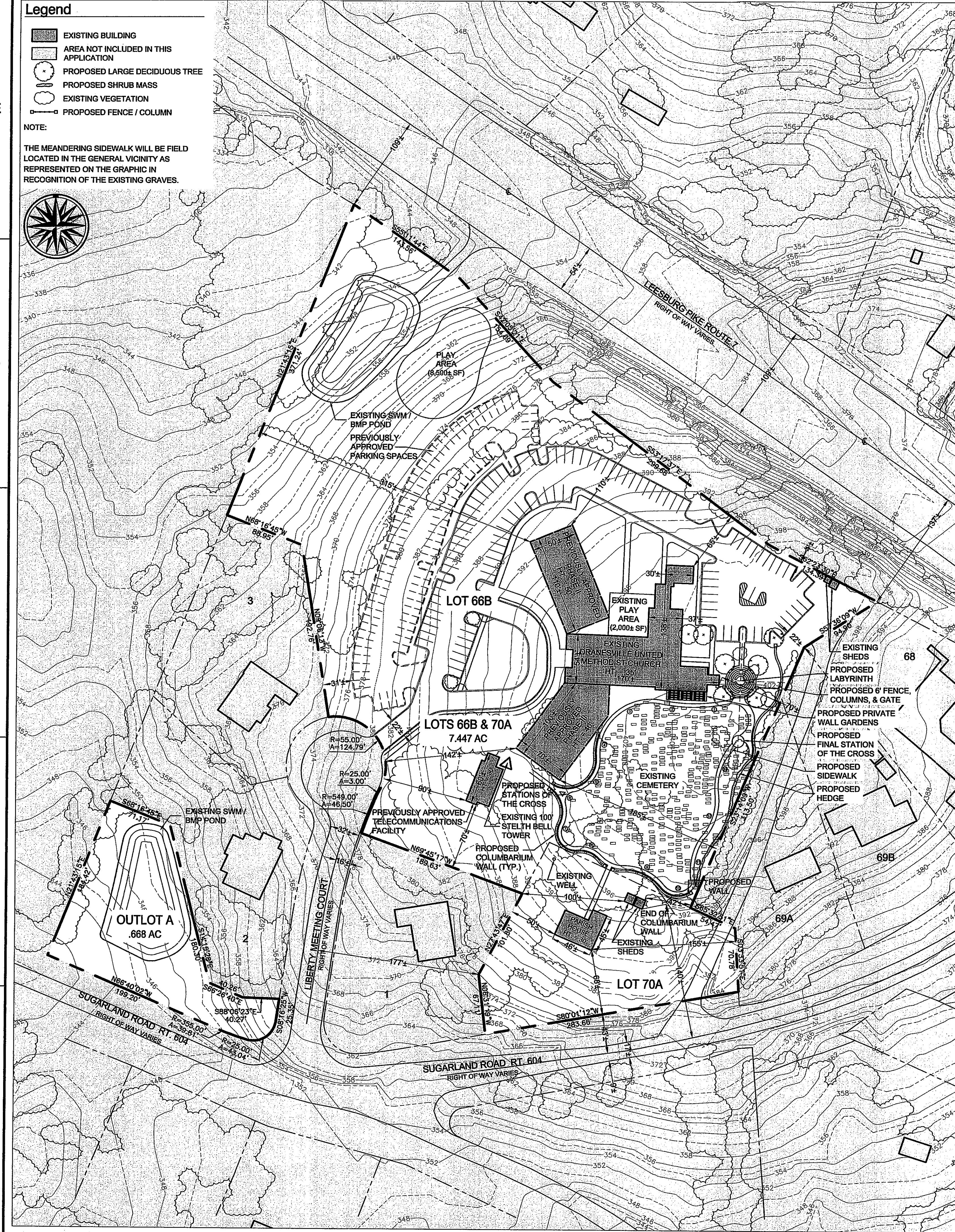
E

D

C

B

A



NOTES:

- THIS SPECIAL PERMIT AMENDMENT PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REVISE THE CURRENTLY APPROVED DEVELOPMENT PROGRAM FOR THE SUBJECT PROPERTY IDENTIFIED AS 6-4 (11) 66B AND 70A AND 6-4 (14) A. THE SUBJECT PROPERTY IS THE SITE OF THE DRANESVILLE UNITED METHODIST CHURCH AND A RELATED ACCESSORY PARISH HOUSE, CEMETERY AND TELECOMMUNICATION FACILITY. A PRIVATE SCHOOL OF GENERAL EDUCATION ALSO OCCUPIES THE CHURCH BUILDING.
- THE SUBJECT PROPERTY IS ZONED TO THE R-1 DISTRICT (RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE). IT HAS A LAND AREA OF 8.11 ACRES. THE PROPERTY IS SUBJECT TO SPECIAL PERMIT SP 83-D-022 WHICH WAS APPROVED BY THE BOARD OF ZONING APPEALS (BZA) ON JUNE 21, 1983. ON THAT DATE, THE BZA APPROVED THE APPLICATION TO PERMIT THE ADDITION OF A NARTEX TOWER TO THE CHURCH BUILDING AND AN INCREASE IN SANCTUARY SEATING CAPACITY FROM 140 TO 238 SEATS.
- THE BZA APPROVED SP 84-D-043 ON MAY 10, 1984 TO ALLOW A MODIFICATION OF THE DUSTLESS SURFACE REQUIREMENT FOR A GRAVEL PARKING LOT. ON MAY 14, 1986, THE BZA APPROVED SPA 83-D-022 TO IMPROVE THE EXISTING CHURCH FACILITY WITH ADDITIONS AND RENOVATIONS IN THREE PHASES, AS WELL AS PERMIT THE ADDITION OF A NURSERY SCHOOL AND CHILD CARE CENTER WITH A MAXIMUM DAILY ENROLLMENT OF 90 CHILDREN.
- THE BZA APPROVED SPA 83-D-022-2 ON NOVEMBER 14, 2001 TO ALLOW THE CONSTRUCTION OF A BELL TOWER FOR A TELECOMMUNICATIONS FACILITY AND UTILIZATION OF AN EXISTING BUILDING UNIT FOR AN EQUIPMENT BUILDING. IN CONJUNCTION WITH THIS APPLICATION, THE FAIRFAX COUNTY BOARD OF SUPERVISORS APPROVED A SPECIAL EXCEPTION REFERENCED AS SE 99-D-043 TO PERMIT A MONOPOLE IN THE R-1 DISTRICT. THE MOST RECENT APPROVAL BY THE BZA OCCURRED ON OCTOBER 19, 2004, WHEN THE CHILD CARE CENTER AND NURSERY SCHOOL USE WAS AMENDED TO PERMIT A PRIVATE SCHOOL OF GENERAL EDUCATION (SPA-83-D-022-3).
- THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT IS TO ALLOW CERTAIN SITE IMPROVEMENTS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM ON THE PROPERTY. THE PROPOSED SITE IMPROVEMENTS ARE WALLS, A FENCE, WALKWAYS AND A POSSIBLE LABYRINTH AND STATIONS OF THE CROSS AS SHOWN ON THE GRAPHIC. THE WALLS WILL BE DESIGNED TO ACCOMMODATE APPROXIMATELY 2320 12" X 12" COLUMBARIUM NICHES. A SCHEMATIC DESIGN OF THE WALLS IS PRESENTED ON SHEET 3.
- A SECOND PURPOSE OF THE SPECIAL PERMIT AMENDMENT IS TO INCREASE THE ENROLLMENT OF THE PRIVATE SCHOOL OF GENERAL EDUCATION BY NINE (9) STUDENTS FOR A TOTAL ENROLLMENT OF 99 STUDENTS (90 + 9). APPROXIMATELY 49 STUDENTS WILL BE IN GRADES K - 3 AND APPROXIMATELY 50 STUDENTS WILL BE IN GRADES 4 - 8. THERE WILL BE NO INCREASE IN THE NUMBER OF STAFF ASSOCIATED WITH THE PRIVATE SCHOOL OF GENERAL EDUCATION.
- NO OTHER REVISIONS ARE PROPOSED TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM.
- THE TOPOGRAPHY REPRESENTED ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET COMPILED FROM COUNTY TOPOGRAPHY AT FIVE (5) FOOT INTERVALS INTERPOLATED TO TWO (2) FOOT INTERVALS.
- THE BOUNDARY INFORMATION REPRESENTED ON THE GRAPHIC IS FROM THE SPA 83-D-022-2 PLAT THAT WAS APPROVED BY THE BZA ON NOVEMBER 14, 2001.
- THE MINIMUM YARD REQUIREMENTS IN THE R-1 DISTRICT FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:  
FRONT YARD: CONTROLLED BY A 50 ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.  
SIDE YARD: CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.  
REAR YARD: CONTROLLED BY A 45 ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
- THE EXISTING CHURCH USE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER AND WATER THAT ARE LOCATED ON THE SITE. THE PARISH HOUSE IS SERVED BY A PRIVATE WELL THE LOCATION OF WHICH IS IDENTIFIED ON THE GRAPHIC. THE PARISH HOUSE IS SERVED BY PUBLIC SANITARY SEWER.
- PRELIMINARY REVIEW SUGGESTS THE USES ON THE SUBJECT PROPERTY ARE ADEQUATELY SERVED BY EXISTING STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE FACILITIES. AS NOTED ON SHEET 3, THE EXISTING STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) FACILITIES ARE SUFFICIENTLY SIZED TO SERVE THE PROPOSED SITE IMPROVEMENTS.
- THERE IS NO FLOODPLAIN, NO RESOURCE PROTECTION AREA (RPA) OR NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, ALL KNOWN GRAVES ON THE SUBJECT PROPERTY ARE LOCATED WITHIN THE EXISTING CEMETERY BOUNDARIES REPRESENTED ON THE GRAPHIC.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS.
- AN EXISTING CHURCH BUILDING, A PARISH HOUSE AND A CEMETERY ARE LOCATED ON THE SUBJECT PROPERTY. THE ORIGINAL CHURCH BUILDING WAS BUILT IN 1852. ACCORDING TO FAIRFAX COUNTY ASSESSMENT RECORDS, THE PARISH HOUSE WAS CONSTRUCTED IN 1868. ADDITIONS TO THE ORIGINAL CHURCH BUILDING HAVE BEEN CONSTRUCTED OVER THE YEARS AND THERE ARE FURTHER ADDITIONS THAT HAVE BEEN APPROVED BUT NOT YET CONSTRUCTED. THE ORIGINAL CHURCH BUILDING IS RECOGNIZED ON THE INVENTORY OF HISTORIC SITES IN FAIRFAX COUNTY. THERE ARE NO PROPOSED ALTERATIONS OR FURTHER ADDITIONS TO THE EXISTING BUILDINGS WITH THIS APPLICATION OTHER THAN THE PROPOSED CHURCH WALL GARDEN(S) EXTENSIONS ON THE REAR OF THE CHURCH BUILDING.
- THE SUBJECT PROPERTY LIES IN THE UP4-GREATER HERNDON COMMUNITY PLANNING SECTOR, UPPER POTOMAC PLANNING DISTRICT, AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL DEVELOPMENT AT .5-1 DWELLING UNIT PER ACRE FOR THE GENERAL AREA OF THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY IS IN CONFORMANCE WITH THIS LAND USE RECOMMENDATION.
- THE COUNTYWIDE TRAILS PLAN RECOMMENDS A MAJOR PAVED TRAIL ON BOTH SIDES OF ROUTE 7; A MINOR PAVED TRAIL ALONG SUGARLAND ROAD; AND A STREAM VALLEY TRAIL ALONG A BRANCH OF THE SUGARLAND RUN TO THE EAST OF THE SUBJECT PROPERTY.
- THE STATEMENTS REQUIRED BY PAR. 6-A-6 OF SECT. 8-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE DOCUMENT.
- AS THERE IS NO ACCESS TO THE SUBJECT PROPERTY FROM ROUTE 7, LEESBURG PIKE, A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 7 IS HEREBY REQUESTED.
- THERE IS A TRANSITIONAL SCREENING YARD 1 AND A BARRIER REQUIRED FOR THE EXISTING/PROPOSED USE ALONG THE NORTHERN, EASTERN AND SOUTHERN BOUNDARIES OF THE SUBJECT PROPERTY. THERE IS NO REQUIREMENT ALONG THE WESTERN BOUNDARY. GIVEN THE NATURE OF THE EXISTING USES AND THE PROPOSED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY, A WAIVER OF THE TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT IS HEREBY REQUESTED.
- THERE ARE NO LIMITS OF CLEARING AND GRADING REPRESENTED ON THE GRAPHIC. GIVEN THE NATURE OF THE PROPOSED SITE IMPROVEMENTS, THE LIMITS WILL BE HELD TO THREE (3) FEET ON EITHER SIDE OF THE PROPOSED IMPROVEMENTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE LIMITED QUANTITIES OF GASOLINE, FERTILIZER AND CHEMICALS CURRENTLY LOCATED ON THE SUBJECT PROPERTY THAT ARE CUSTOMARILY ASSOCIATED WITH THE GROUNDS MAINTENANCE AND BUILDING MAINTENANCE. THE PROPOSED AMENDMENT TO THE USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY ADDITIONAL SUCH SUBSTANCES. TO THE BEST OF OUR KNOWLEDGE, SUCH SUBSTANCES ARE/WILL BE UTILIZED, STORED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

- THE LOCATIONS, ARRANGEMENT AND SIZES OF THE PROPOSED STRUCTURES AND SITE IMPROVEMENTS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND MAY BE THE SUBJECT OF ADJUSTMENT BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN. THE GROSS FLOOR AREA(S) FOR THE INDIVIDUAL BUILDINGS ARE PRESENTED IN THE TABULATION FOR INFORMATION ONLY. IN ADDITION, IT IS TO BE NOTED THAT THE PREVIOUSLY APPROVED BUILDING ADDITIONS MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR PARKING IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 25 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- IT IS TO BE UNDERSTOOD THAT THE GROSS FLOOR AREA REPRESENTATIONS FOR THE INDIVIDUAL BUILDINGS AND BUILDING ADDITIONS THAT HAVE BEEN PREVIOUSLY APPROVED MAY BE INCREASED AND/OR TRANSFERRED FROM ONE ADDITION TO ANOTHER AS LONG AS THE GRAND TOTAL GROSS FLOOR AREA THAT IS REPRESENTED IN THE TABULATION IS NOT EXCEEDED AND THE BUILDING FOOTPRINTS AND HEIGHTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS SET FORTH ON THE GRAPHIC AND IN THE TABULATION.
- IT IS TO BE UNDERSTOOD THAT IN ADDITION TO THE PROPOSED SITE IMPROVEMENTS REPRESENTED ON THE GRAPHIC, THERE MAY BE OTHER ACCESSORY FEATURES SUCH AS WATER FOUNTAINS, BICYCLE RACKS, PICNIC TABLES, PLAY EQUIPMENT, TRASH RECEPTACLES, FREESTANDING SIGNS, TRAILS AND PATHS LOCATED THROUGHOUT THE SITE. ALL SUCH ACCESSORY FEATURES WILL BE IN STRICT ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AND OTHER COUNTY REGULATIONS. ALL SIGNS ACCESSORY TO THE EXISTING/PROPOSED USE WILL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.
- IT IS TO BE FURTHER UNDERSTOOD THAT THERE MAY BE A FREESTANDING SUPPORT BUILDING(S) LOCATED ON THE SUBJECT PROPERTY THAT MAY BE USED FOR STORAGE OF MATERIALS AND EQUIPMENT RELATED TO THE CHURCH, PARISH HOUSE AND CEMETERY OPERATIONS AND MAINTENANCE. THE GROSS FLOOR AREA(S) OF SAID SUPPORT BUILDINGS WILL BE SUBJECT TO THE TOTAL GROSS FLOOR AREA CALCULATIONS PERMITTED FOR THE SUBJECT PROPERTY. NO SUPPORT BUILDING WILL EXCEED TEN (10) FEET IN HEIGHT.
- THE EXISTING/PROPOSED USE HAS/WILL REQUIRE OUTSIDE LIGHTING OF THE PARKING AREAS, AND LOW INTENSITY LIGHTING OF THE BUILDING(S) AND CEMETERY MAY BE PROVIDED. THE LOCATION AND HEIGHT OF THE LIGHT STANDARDS HAVE BEEN/WILL BE PRESENTED ON THE SITE PLAN(S). ALL LIGHTS WILL BE LOCATED AND DESIGNED TO REDUCE GLARE ON ADJOINING PROPERTIES IN ACCORDANCE WITH THE GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
- THE EXISTING USE MAY REQUIRE OUTSIDE LOUDSPEAKERS, THE LOCATION OF WHICH WILL BE PRESENTED ON THE SITE PLAN(S). THE LOUDSPEAKERS WILL BE DESIGNED TO SATISFY THE NOISE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. THEY WILL BE USED FOR EMERGENCY PURPOSES ONLY.
- IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES REPRESENTED ON THE GRAPHIC AND ON THE TABULATION SATISFIES THE MINIMUM NUMBER THAT ARE REQUIRED, AND THAT THE APPLICANT RESERVES THE RIGHT TO PROVIDE A GREATER OR LESSER NUMBER OF SPACES AS MAY BE APPROVED BY THE DIRECTOR SO LONG AS THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DISTANCES TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE NOT REDUCED.
- IT IS TO BE FURTHER UNDERSTOOD THAT THE PROVISION OF PARKING SPACES MAY BE PHASED IN ACCORDANCE WITH THE PHASED EXPANSION OF THE CHURCH AND THAT THE NUMBER OF PARKING SPACES AT ANY POINT IN TIME WILL ALWAYS EQUAL OR EXCEED THE NUMBER THAT IS REQUIRED AT THAT TIME. PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE WITH THE UNDERSTANDING THAT A MODIFICATION OR WAIVER OF THE DUSTLESS SURFACE REQUIREMENT MAY BE REQUESTED FOR A PORTION OF THE PROPOSED PARKING SPACES IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 11 OF SECT. 11-102 OF THE ZONING ORDINANCE.
- IT IS TO BE UNDERSTOOD THAT THE PREVIOUSLY APPROVED AND PROPOSED DEVELOPMENT PROGRAM WILL OCCUR OVER TIME BASED ON THE AVAILABILITY OF FUNDS. THE BEGINNING OF DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED. IT IS CURRENTLY ANTICIPATED THAT INITIAL DEVELOPMENT WILL COMMENCE WITHIN THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THE SPECIAL EXCEPTION AMENDMENT AS REQUIRED BY THE PROVISION SET FORTH IN PAR. 1 OF SECT. 8-015 OF THE ZONING ORDINANCE. IT IS TO BE UNDERSTOOD, HOWEVER, THAT PORTIONS OF THE DEVELOPMENT PROGRAM MAY NOT BE STARTED WITHIN SAID TIMEFRAME. SINCE THE SPECIAL EXCEPTION USE HAS ALREADY BEEN ESTABLISHED, AND THE CHANGES PROPOSED BY THIS AMENDMENT ARE MERELY ACCESSORY TO THAT USE, THEN THE IMPLEMENTATION OF ANY OF THESE PROPOSED CHANGES WITHIN THE SAID TIMEFRAME SHALL BE SUFFICIENT FOR ALL SUCH CHANGES PROPOSED WITHIN THIS AND PRIOR AMENDMENTS TO BE DEEMED ESTABLISHED AND/OR COMMENCED.
- INTENSITY CREDIT (FAR) FOR ANY AND ALL DEDICATIONS OF LAND FOR PUBLIC PURPOSES WILL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION:

EXISTING/PROPOSED ZONING.....	R-1
LAND AREA (353,271 SF).....	8.11± ACRES
PERMITTED/PROPOSED FLOOR AREA RATIO (FAR).....	0.15
PREVIOUSLY APPROVED/PROPOSED	
FLOOR AREA RATIO (FAR).....	0.14
CHURCH/PRIVATE SCHOOL OF GENERAL EDUCATION BUILDING.....	0.12
TELECOMMUNICATION FACILITY.....	0.004
PARISH HOUSE.....	0.02
PERMITTED GROSS FLOOR AREA (GFA) @ 0.15.....	52,991± SF*
EXISTING/PREVIOUSLY APPROVED/PROPOSED	
GROSS FLOOR AREA (GFA).....	49,588± SF*
CHURCH/PRIVATE SCHOOL OF GENERAL EDUCATION BUILDING.....	41,788± SF
TELECOMMUNICATION FACILITY.....	1,416± SF
PARISH HOUSE.....	5,984± SF
SUPPORT BUILDINGS - SHEDS.....	400± SF
OPEN SPACE REQUIRED.....	NONE
OPEN SPACE PROPOSED.....	5.28± ACRES
PLAY AREA REQUIRED/PROPOSED (49 STUDENTS X 200 SF/STUDENT + 50 STUDENTS X 430 SF/STUDENT) X 1/3 STUDENT ENROLLMENT.....	10,500± SF
PARKING SPACES REQUIRED.....	114
CHURCH - 1 SPACE/4 SEATS IN PRINCIPAL PLACE OF WORSHIP (400 SEATS - APPROVED).....	100
PRIVATE SCHOOL OF GENERAL EDUCATION (1 SPACE/FACULTY, EMPLOYEE (10) PLUS 4 SPACES FOR VISITORS).....	14
PARKING SPACES PROPOSED.....	183**
EXISTING.....	85
PREVIOUSLY APPROVED.....	98

\* SEE NOTES 20 AND 21  
\*\* SEE NOTE 24

**Dewberry**

Dewberry & Davis LLC

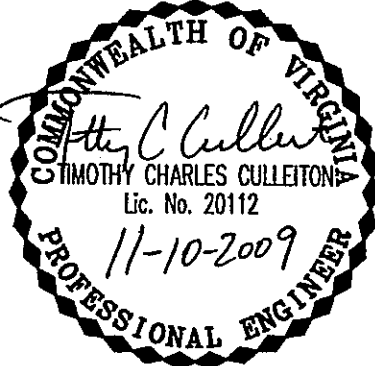
8403 ARLINGTON BLVD.  
FAIRFAX, VA 22031  
PHONE: 703.649.0100  
FAX: 703.649.0519  
www.dewberry.com

DRANESVILLE UNITED  
METHODIST CHURCH

SPECIAL PERMIT AMENDMENT PLAT

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE



No.	DATE	BY	Description
3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	

REVISIONS

DRAWN BY: ARW  
APPROVED BY: PGY  
CHECKED BY: PGY  
DATE: April 16, 2009

TITLE

**Dranesville United  
Methodist Church**

Special Permit Amendment Plat

Plan, Notes, and Tabulation

PROJECT NO.

2

SHEET NO.

2 OF 7

M-10738



# STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICE NARRATIVE

FAIRFAX COUNTY SITE PLAN #9586-SP-01 (SEE SHEETS 4-7) FOR THE SUBJECT PROPERTY INCLUDED TWO EXTENDED DETENTION STORMWATER MANAGEMENT DRY PONDS TO ADDRESS STORMWATER DETENTION AND WATER QUALITY (BMP) REQUIREMENTS FOR PROPOSED AND FUTURE DEVELOPMENT OF THE PROPERTY. TO FULLY MEET THE WATER QUALITY REQUIREMENTS, THIS SITE PLAN ALSO DEDICATED 0.86 OF PERMANENT OPEN SPACE AS CONSERVATION EASEMENT. THESE PONDS WERE CONSTRUCTED ALONG WITH THE SINGLE FAMILY HOMES AND ACCESS TO THESE HOMES (LIBERTY MEETING COURT) LOCATED SOUTHWEST OF THE CHURCH. PLANNED ADDITIONS TO THE EXISTING CHURCH AND ADDITIONAL SURFACE PARKING FOR THE CHURCH (FUTURE DEVELOPMENT) WERE ACCOUNTED FOR IN THE STORMWATER MANAGEMENT CALCULATIONS, BUT THESE PLANNED IMPROVEMENTS HAVE YET TO BE CONSTRUCTED.

THIS SPECIAL PERMIT AMENDMENT APPLICATION PROPOSES SITE IMPROVEMENTS TO THE CURRENTLY APPROVED DEVELOPMENT PROGRAM. THE PROPOSED WALLS (COLUMBARIA), FENCE, WALKWAY AND POSSIBLE LABYRINTH WILL CREATE NEGLIGIBLE IMPACTS TO THE EXISTING IMPERVIOUSNESS OF THE SITE. THE PROPOSED SITE IMPROVEMENTS WITH THIS APPLICATION DRAIN TO THE EXISTING POND LOCATED SOUTHWEST OF THE CHURCH ON OUTLOT A. THE SITE IMPROVEMENTS DO NOT ALTER THE RUNOFF COEFFICIENT (C VALUE) FOR THE SITE USED TO SIZE THE STORMWATER MANAGEMENT FACILITIES AND SET THE REQUIRED AREA OF DEDICATED CONSERVATION EASEMENT. THEREFORE, THE CURRENT FACILITIES ADDRESSING STORMWATER MANAGEMENT DETENTION AND BMP REQUIREMENTS ARE ADEQUATE AND MEET THE REQUIREMENTS FOR THIS APPLICATION.

## OUTFALL ADEQUACY NARRATIVE

GIVEN THE NEGLIGIBLE IMPACTS TO THE EXISTING IMPERVIOUSNESS OF THE SITE; THE ADEQUACY OF THE SITE OUTFALLS VERIFIED WITH FAIRFAX COUNTY SITE PLAN #9586-SP-01 IS MAINTAINED.

IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED IMPROVEMENTS WILL NOT HAVE A DETRIMENTAL EFFECT TO THE EXISTING STORMWATER OUTFALLS AND THE EXISTING STORMWATER OUTFALLS ARE ADEQUATE.

## MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & 14))  
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (16-202 10F & 10I)

1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4-7.

3. \* Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
NW POND	3.83	0.28	4.11	10976	31114	344.48
(e.g. dry pond A, infiltration, underground, etc.)						
SW POND	5.38	0.65	6.03	10665	28314	348.00
Totals	9.21	0.93	10.14	21641	59428	692.48

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4-7. Pond inlet and outlet pipe systems are shown on Sheet 4-7.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4-7. Type of maintenance access road surface noted on the plat is asphalt (e.g. asphalt, geoblock, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.

7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 3-7.

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4-7.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4-7.

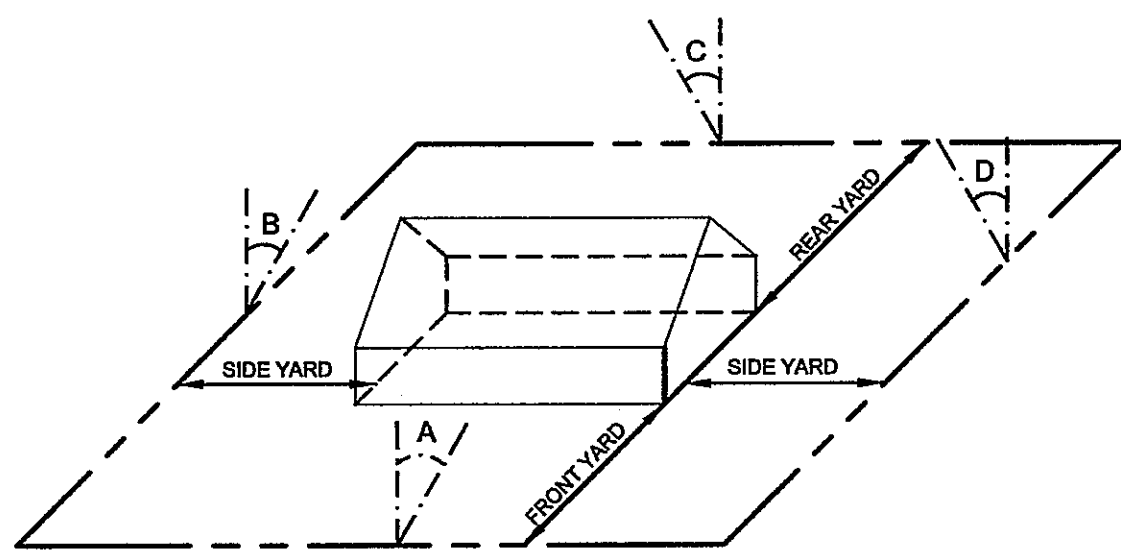
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.

11. A submission waiver is requested for N/A.

12. Stormwater management is not required because existing conditions meet requirements.

Industry Letter 05-03 dated 02/02/05

\* DRAINAGE AREAS ARE PER FAIRFAX COUNTY SITE PLAN #9586-SP-01 WHICH INCLUDES ONSITE DRAINAGE AREAS NOT PART OF THIS APPLICATION.



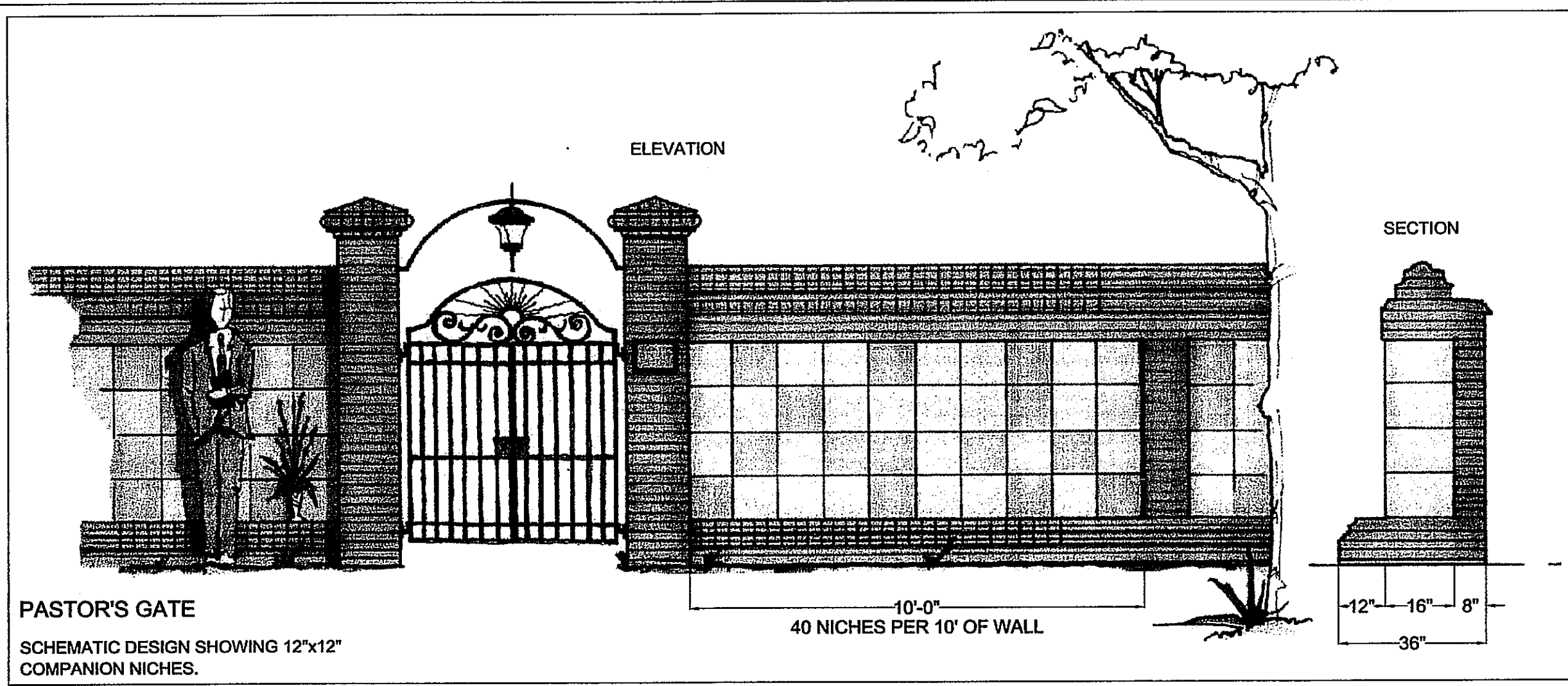
FRONT YARD:  $\angle 1$  A 50' WITH A BUILDING HEIGHT OF 50', THE FRONT YARD = 50' BUT NOT LESS THAN 40'

SIDE YARD:  $\angle 1$  B 45' WITH A BUILDING HEIGHT OF 50', THE SIDE YARD = 50' BUT NOT LESS THAN 20'

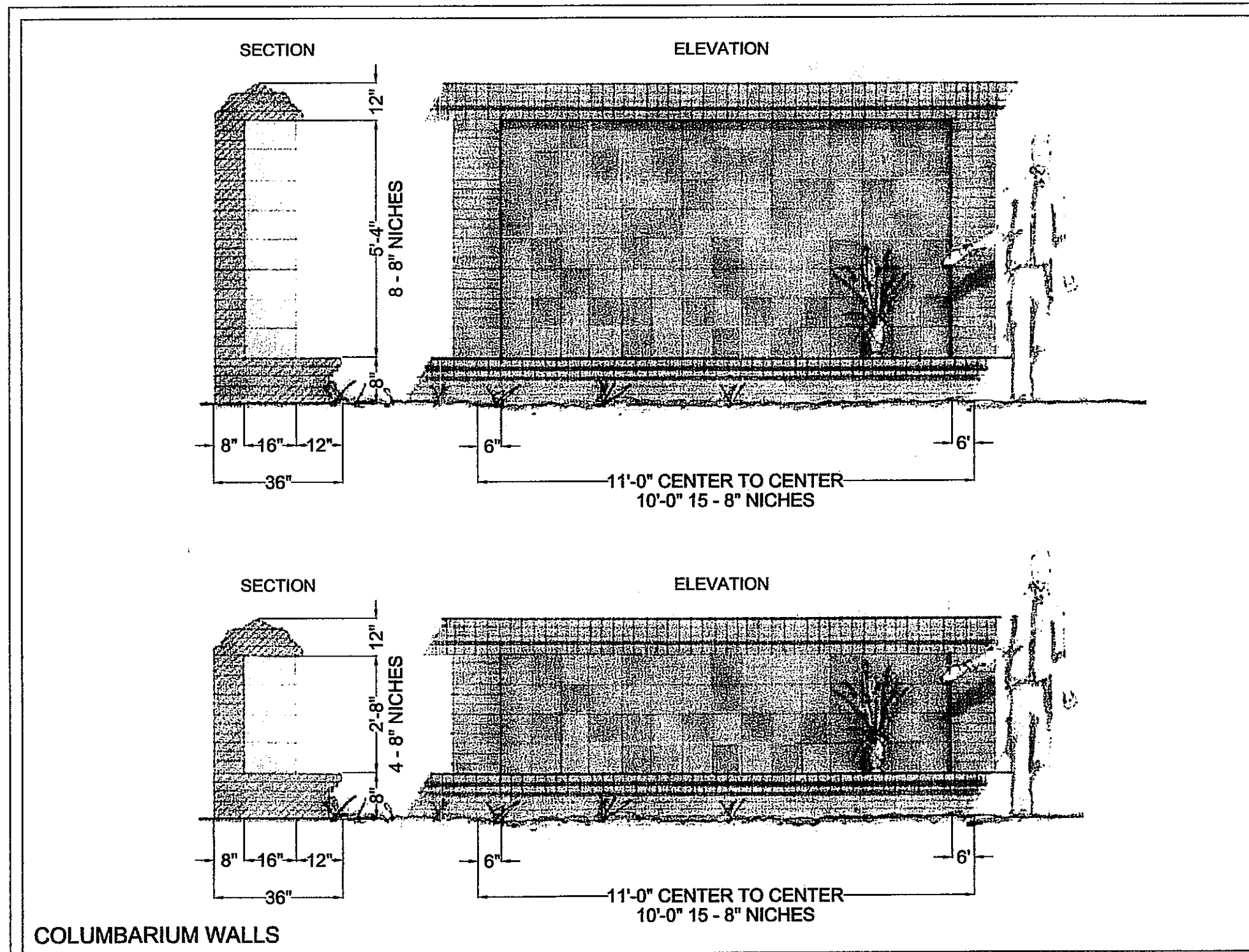
REAR YARD:  $\angle 1$  C 45' WITH A BUILDING HEIGHT OF 50', THE REAR YARD = 50' BUT NOT LESS THAN 25'

## ANGLE OF BULK PLANE: R-1 DISTRICT

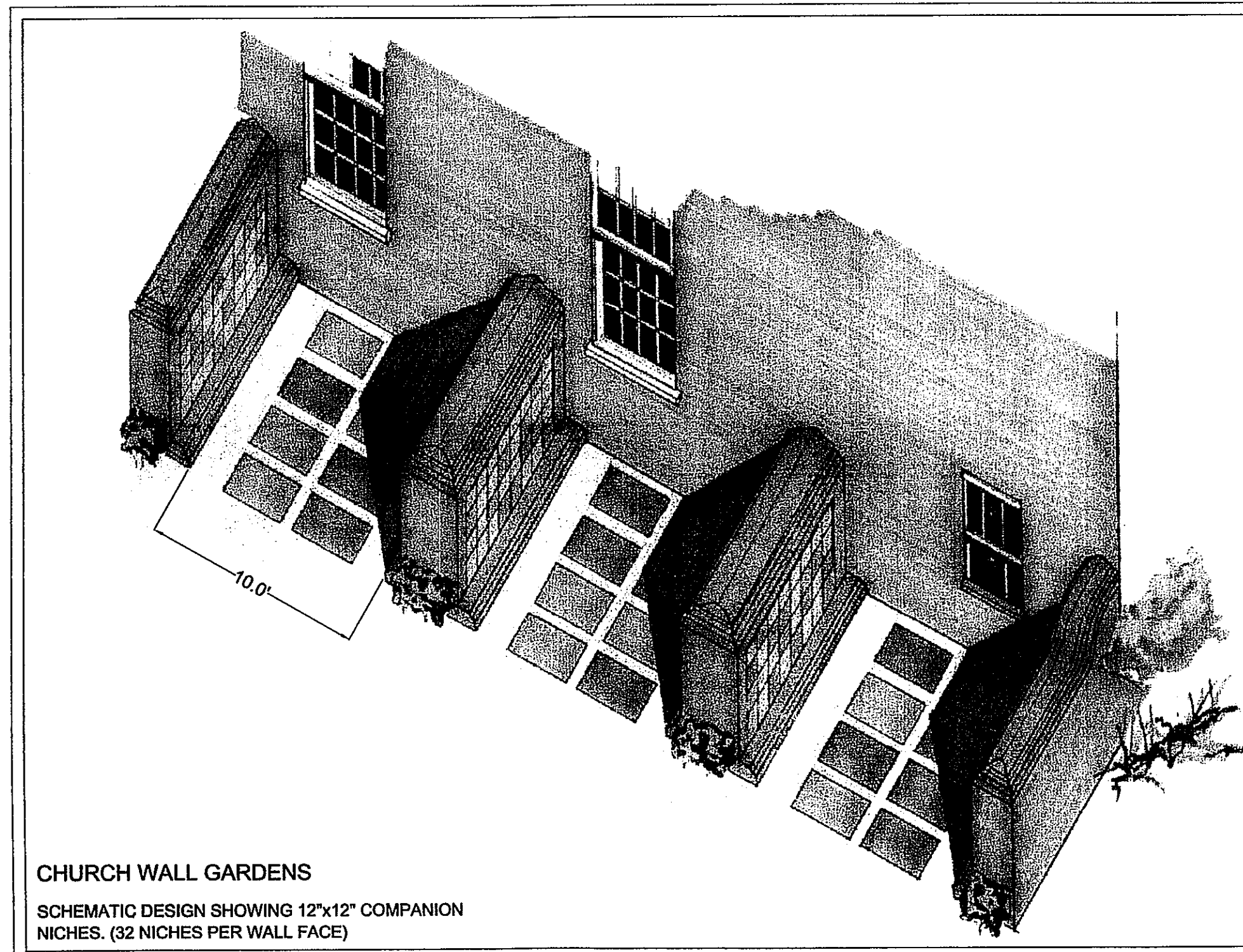
MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT



PASTOR'S GATE  
SCHEMATIC DESIGN SHOWING 12"x12" COMPANION NICHES.



COLUMBARIUM WALLS



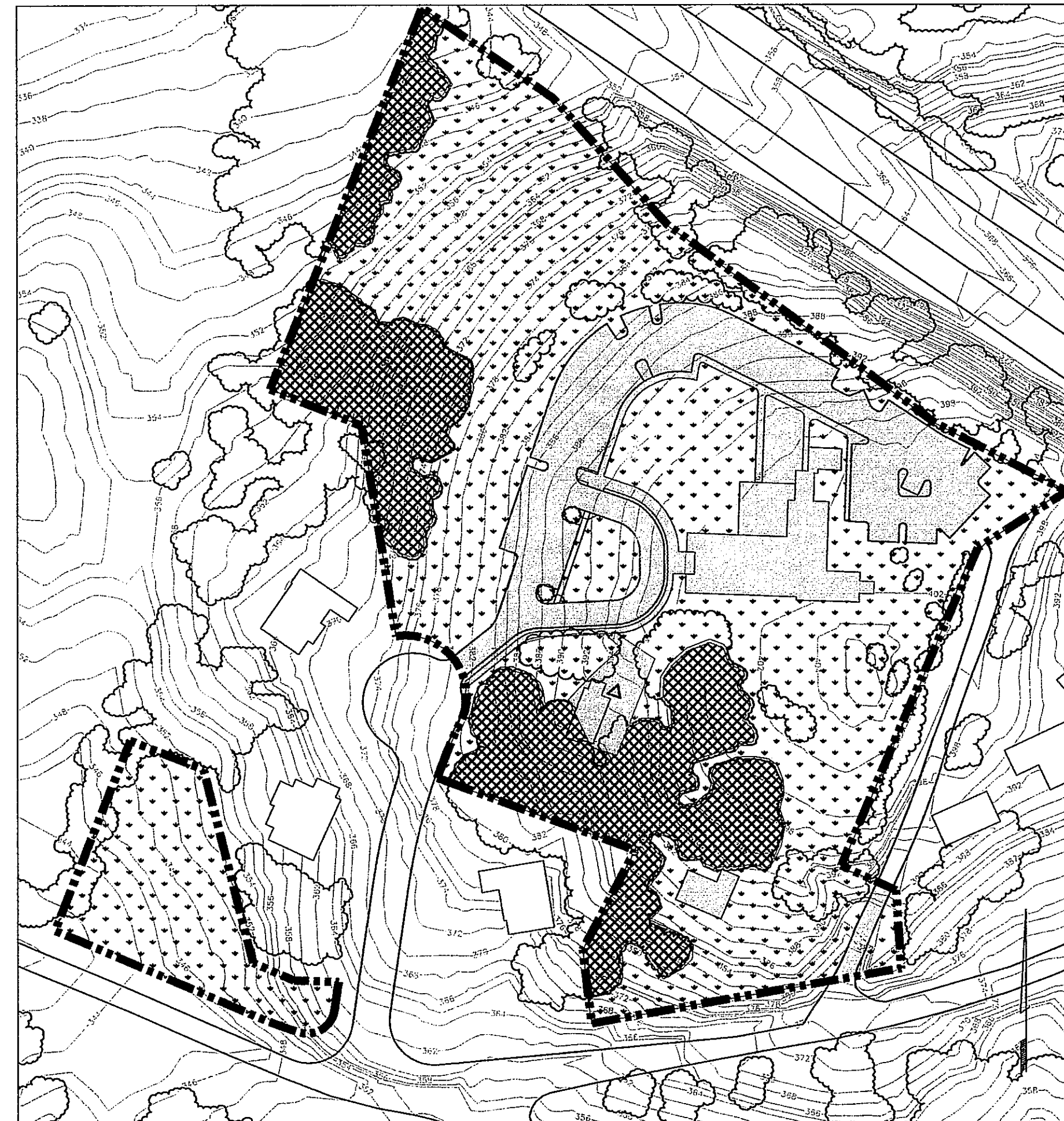
CHURCH WALL GARDENS  
SCHEMATIC DESIGN SHOWING 12"x12" COMPANION NICHES. (32 NICHES PER WALL FACE)

## TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	2.10 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	26%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE	30% = 2.43 AC
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	26% = 0.63 AC
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	100%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES

## Tree Canopy Tabulation

SITE AREA.....	8.11±AC
TREE CANOPY REQUIRED (30%).....	2.43±AC
AREA OF EXISTING TREES TO REMAIN.....	2.10±AC
X 1.25.....	2.63±AC
TOTAL TREE CANOPY PROVIDED (32%).....	2.63 ±AC



## EXISTING VEGETATION MAP

Scale: 1" = 100'

## EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGES	CONDITION	ACREAGE	COMMENTS
	DEVELOPED LAND	N/A	N/A	N/A	1.69± AC	BUILDINGS, PARKING, AND DRIVEWAYS
	MAINTAINED GRASSLAND	HOLLY, VIRGINIA RED CEDAR, SPRUCE	N/A	GOOD	5.12± AC	PARKING LOT/FOUNDATION PLANTINGS, EVERGREEN SCREENING
	UPLAND FOREST	OAK	SUB-CLIMAX	GOOD	1.30± AC	REMNANTS OF FOREST SURROUNDED BY DEVELOPMENT
				TOTAL ACREAGE:	8.11 AC	

## NOTE:

THE DETAILS OF THE PROPOSED WALLS AND WALL GARDENS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED FEATURES. THE FINAL DETAILS WILL BE REFINED AND ARE SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN.

Dewberry & Davis LLC

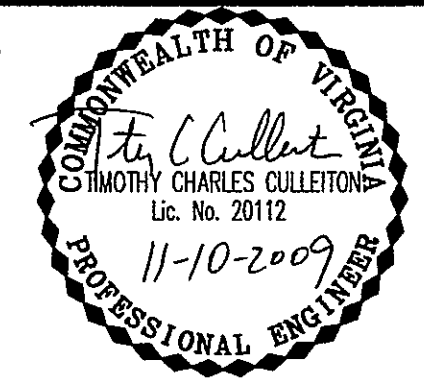
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FAIRFAX, VA 22031  
PHONE: 703.849.0100  
FAX: 703.849.0619  
www.dewberry.com

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METHODIST CHURCH

SPECIAL PERMIT AMENDMENT PLAT

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE

No.	DATE	BY	Description
3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	

REVISIONS

DRAWN BY ARW

APPROVED BY PCY

CHECKED BY

DATE April 16, 2009

TITLE

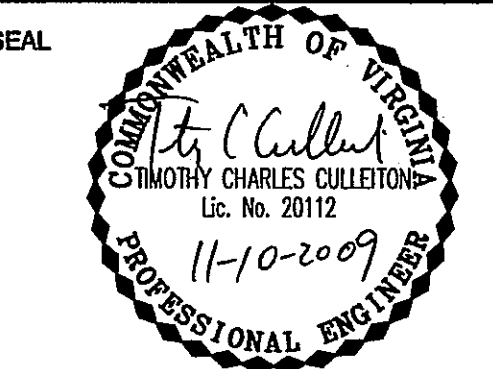
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EVM, Wall Details and  
SWM / BMP / Outfall Narratives

PROJECT NO.





KEY PLAN

SCALE

No.	DATE	BY	DESCRIPTION
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1	06.24.09	ARW	

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SWM / BMP -  
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# **BMP Facility Design Calculations**

Plan Name: \_\_\_\_\_  
Plan Number: \_\_\_\_\_  
Date: \_\_\_\_\_  
Engineer: \_\_\_\_\_

## **I. Water Quality Narrative**

THIS SITE CONTAINS 11.27 ACRES WITH AN EXISTING CROWN TWO HOUSES AND DRIVEWAYS AND PARKING DRIVE. THE EXISTING IS PROPOSED TO BUILD AN ADDITION AND PLAN FOR FUTURE ADDITION. INCLUDING PARKING AND A ROADWAY. WHICH WILL BECOME A PUBLIC ROADWAY IN THE FUTURE. THIS PUBLIC ROADWAY WILL BE THE DRIVE AND (S) THESE FUTURE 4-1 LOTS. AND IS BEING ACCOMPLISHED VIA TWO DRY EXTENDED DETENTION POND AND THE PLATING OF PERPETUAL CONSERVATION EASEMENTS FOR AREAS THAT WILL REMAIN OPEN SPACE.

## **II. Watershed Information**

Part 1: List all of the Subarea and C-Factors used in the BMP Computations.

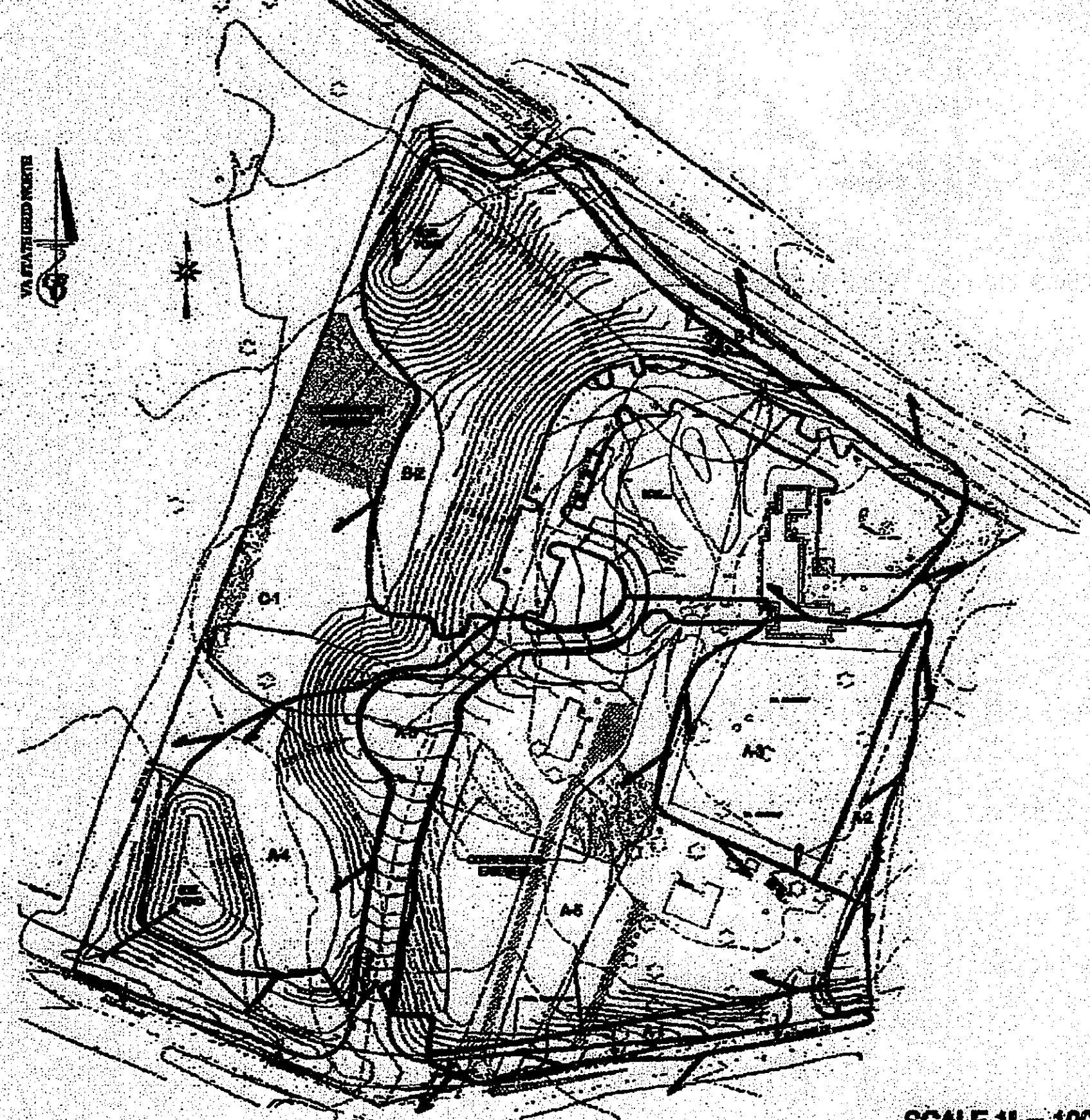
Subarea Designation and Description (1)	C-Factor (2)	Acres (3)	Product (4)
A-1 OFFSITE CONTROLLED	0.61	0.35	0.21
A-2 OFFSITE CONTROLLED	0.35	0.35	0.12
A-3 OFFSITE CONTROLLED (DETENTION)	0.35	0.35	0.12
A-4 OFFSITE CONTROLLED / AC. LOTS (EX. & PROP.)	0.35	1.28	0.45
A-5 OFFSITE CONTROLLED / ROADWAY	0.35	2.80	0.98
B-1 OFFSITE CONTROLLED	0.35	0.78	0.27
B-2 OFFSITE CONTROLLED	0.35	3.83	1.34
C-1 OFFSITE (UNCONTROLLED)	0.3	1.40	0.42
OPEN SPACE (CONSERV. EASEMENTS)	0.3	0.85	0.25

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility. Fairfax County Public Facilities Manual, Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

Part 2: Compute the Weighted Average C-Factor for the Site

(a) Area of the Site	(b) C-Factor	(c) Weighted Average C-Factor
(1)	(2)	(3)
A-3	0.35	0.35
A-4	0.35	1.18
A-5	0.35	2.80
B-2	0.35	3.83
C-1	0.3	1.40
OPEN SPACE	0.3	0.85
(b) Total =	5.24	
(c) (b)/(a) =	0.42	

(c) Weighted average "C" factor



SCALE 1" = 100'

## **Part 3: Compute the Total Phosphorus Removal for the Site**

Subarea Designation (1)	BMP Type (2)	Removal Eff. % (3)	Area Ratio (4)	C-Factor Ratio (5)	Product (6)
A-1	SW DRY POND	40	X 0.25/11.27 = 0.02	X 0.61/0.35 = 0.001	
A-2	SW DRY POND	40	X 0.35/11.27 = 0.03	X 0.35/0.35 = 0.002	
A-3	SW DRY POND	40	X 0.35/11.27 = 0.03	X 0.35/0.35 = 0.002	
A-4	SW DRY POND	40	X 1.28/11.27 = 0.11	X 0.35/0.35 = 0.038	
A-5	SW DRY POND	40	X 2.80/11.27 = 0.25	X 0.35/0.35 = 0.07	
B-1	SW DRY POND	40	X 0.78/11.27 = 0.07	X 0.35/0.35 = 0.025	
B-2	SW DRY POND	40	X 3.83/11.27 = 0.34	X 0.35/0.35 = 0.12	
C-1	SW DRY POND	40	X 1.40/11.27 = 0.12	X 0.3/0.35 = 0.086	
OPEN SPACE	OPEN SPACE	1.0	X 0.85/11.27 = 0.08	X 0.3/0.35 = 0.086	
(a) Total =					0.42

## **Part 4: Determine Compliance with Phosphorus Removal Requirement**

- (A) Select Requirement (a) 40%
- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
  - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)
  - Chesapeake Bay Preservation Area (Redevelopment) = 50% (Prince William County)
- (b) If line 3(a)  $\geq$  line 4(a)  $\geq$  the Phosphorus removal requirement is satisfied.

## **Part 5: Determine Compliance with Site Coverage Requirement**

- Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.
- | Subarea Designation (1) | C-Factor (2) | Acres (3) | Product (4) |
|-------------------------|--------------|-----------|-------------|
| A-3                     | 0.35         | 0.35      | 0.12        |
| A-4                     | 0.35         | 1.18      | 0.42        |
| A-5                     | 0.35         | 2.80      | 0.98        |
| B-2                     | 0.35         | 3.83      | 1.34        |
| C-1                     | 0.3          | 1.40      | 0.42        |
| OPEN SPACE              | 0.3          | 0.85      | 0.25        |
| (b) Total =             |              | 5.24      |             |
| (c) (b)/(a) =           |              | 0.42      |             |
- (d) If line 5(b)  $\geq$  20% of line 2(a), then the site coverage requirement is satisfied. Line 5(b) is the equivalent offsite area for which coverage is required.
- 100 x Line 5(b) 1.37 / Line 2(a) 11.27 = (d) 11.5 %

## **Part 6: Determine the Offsite Areas for which Coverage is Required**

(A) For the offsite areas listed in Part 1 which flow to proposed facilities BMPs compute the equivalent areas.

Subarea Designation (1)	C-Factor (2)	Acres (3)	Product (4)
A-3 OFFSITE CONTROLLED	0.35	0.35	0.12
A-4 OFFSITE CONTROLLED	0.35	1.18	0.42
B-2 OFFSITE CONTROLLED	0.35	3.83	1.34
(b) Total =		5.24	

If the equivalent offsite area (line 5(b)) draining to all proposed BMP facilities is greater than the uncontrolled onsite area of the site shown on line 5(a), then the offsite area controlled by the proposed BMP facilities may be reduced until the two are equal. Otherwise, all uncontrolled offsite areas draining to the proposed BMP facilities must be included. All offsite areas thus reduced should be added with 0% C-factor only where used in the computations.

## **Part 7: Compute the Weighted Average C-Factor for Each Proposed BMP**

(a) List the areas to be controlled by the proposed BMP

Subarea Designation (1)	C-Factor (2)	Acres (3)	Product (4)
A-1	0.61	0.35	0.21
A-2	0.35	0.35	0.12
A-3	0.35	0.35	0.12
A-4	0.35	1.18	0.42
A-5	0.35	2.80	0.98
B-2	0.35	3.83	1.34
(a) Total =		5.24	
(b) Weighted average "C" factor			0.42

## **Part 8: Determine the Storage Required for Each Proposed Facility**

- (A) Extended Detention Dry Pond  
Chart A6-40 value (Acres: 4-3) for BMP storage per acre  
[14375 X "C"] = 0.75 [11.25 X 0.42] = (a) 0.37 cft/ft
- Design 1 (48 hour drawdown)  
Line 7(a) 0.37 X Line 8(a) 0.75 = 0.28 cft/ft

## **(B) Wet Pond**

- Volume of water per acre from mean storm  
[1452 X "C"] = 0.52 X Line 7(c) = 0.19 cft/ft
- Design 1: 2.5 X Volume of runoff from mean storm event (if wet storage with extended detention above the permanent pool)  
Net Storage  
2.5 X Line 7(a) X Line 8(b) = 0.28 cft/ft
- Extended Detention  
Line 7(a) X Line 8(b) = 0.28 cft/ft

## **VI Outlet Computation for "A" Areas**

- Part 9: Determine the Required Orifice Size for Each Extended Detention Facility
- (A) BMP Storage requirement (B) from Part 8 (a) 0.28
- (B) Maximum head at the required BMP storage from the elevation-storage curve for the facility (b) 2.0
- (C) Peak outfall rate (c) at the maximum head for a drawdown time of 48 hrs (c) = 5/12 X 3600 X (B) = 0.07
- (D) Required orifice area (a) = 0.07/10.6 X 106 X (C) = 0.008
- Line 9(c) 0.07 X 10.6 X 106 X Line 9(b) 2.0 X (C) = (d) 0.008
- (E) Diameter of a circular orifice  
2.0 X Line 9(c) 0.008 / 3.1415927 X 5 = (e) 0.10

## **Storage for "B" Storage**

Part 7: Compute the Weighted Average C-Factor for Each Proposed BMP Facility

(a) List the areas to be controlled by the proposed BMP

Subarea Designation (1)	C-Factor (2)	Acres (3)	Product (4)
B-1	0.35	0.35	0.12
B-2	0.35	3.83	1.34
(b) Total =		4.18	

(c) Weighted average "C" factor  
(b)/(a) = 0.34

## **Part 8: Determine the Storage Required for Each Proposed Facility**

- (A) Extended Detention Dry Pond  
Chart A6-40 value (Acres: 4-3) for BMP storage per acre  
[14375 X "C"] = 0.75 [11.25 X 0.34] = 0.25 cft/ft
- Design 1: 48 hour drawdown  
Line 7(a) 0.25 X Line 8(a) 0.75 = 0.19 cft/ft
- (B) Wet Pond  
Volume of water per acre from mean storm  
[1452 X "C"] = 0.52 X Line 7(c) = 0.19 cft/ft
- Design 1: 2.5 X Volume of runoff from mean storm event (if wet storage with extended detention above the permanent pool)  
Net Storage  
2.5 X Line 7(a) X Line 8(b) = 0.28 cft/ft
- Extended Detention  
Line 7(a) X Line 8(b) = 0.28 cft/ft

## **VI Outlet Computation for "B" Areas**

- Part 9: Determine the Required Orifice Size for Each Extended Detention Facility
- (A) BMP Storage requirement (B) from Part 8 (a) 0.19
- (B) Maximum head at the required BMP storage from the elevation-storage curve for the facility (b) 2.0
- (C) Peak outfall rate (c) at the maximum head for a drawdown time of 48 hrs (c) = 5/12 X 3600 X (B) = 0.07
- (D) Required orifice area (a) = 0.07/10.6 X 106 X (C) = 0.008
- Line 9(c) 0.07 X 10.6 X 106 X Line 9(b) 2.0 X (C) = (d) 0.008
- (E) Diameter of a circular orifice  
2.0 X Line 9(c) 0.008 / 3.1415927 X 5 = (e) 0.10

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## **BMP DESIGN AND DRAINAGE AREA MAP**

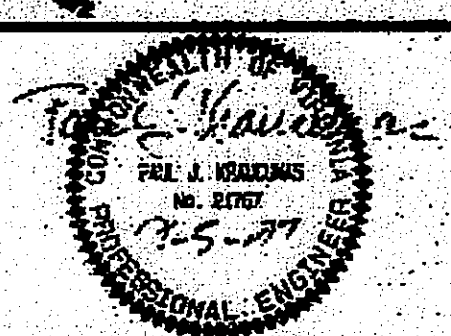
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FAIRFAX COUNTY, VIRGINIA

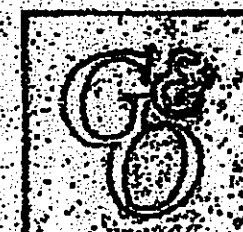
## **WATER RESOURCES SCALE AS NOTED**

WATER RESOURCES	SCALE	AS NOTED
1" = 100'	1" = 100'	1" = 100'

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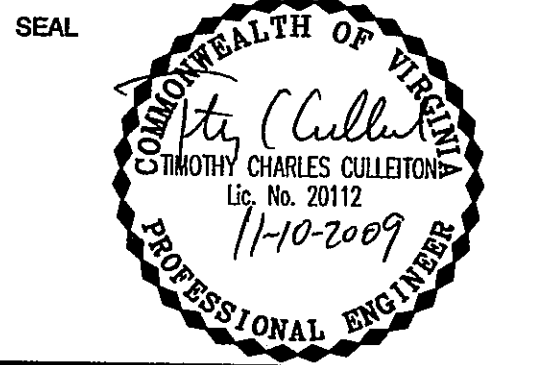
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METHODIST CHURCH**  
SPECIAL PERMIT AMENDMENT PLAT

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
3	11.10.09	ARC	
2	09.09.09	JMC	
1	06.24.09	ARW	

REVISIONS

DRAWN BY: ARW

APPROVED BY: PGY

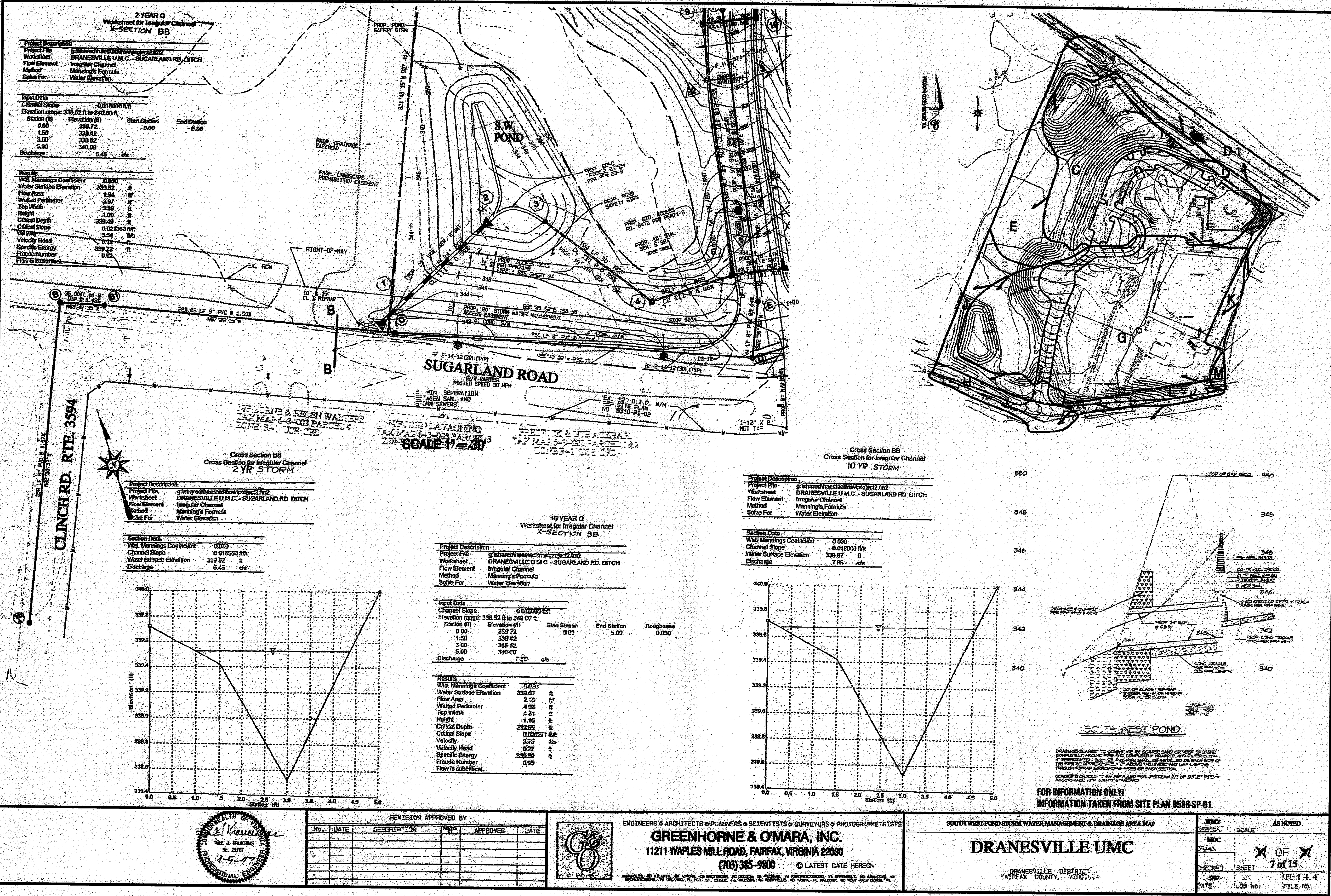
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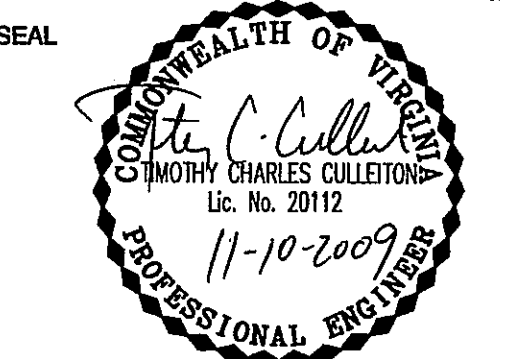


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**DRANESVILLE UNITED  
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SPECIAL PERMIT AMENDMENT PLAT**

DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



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REVISIONS

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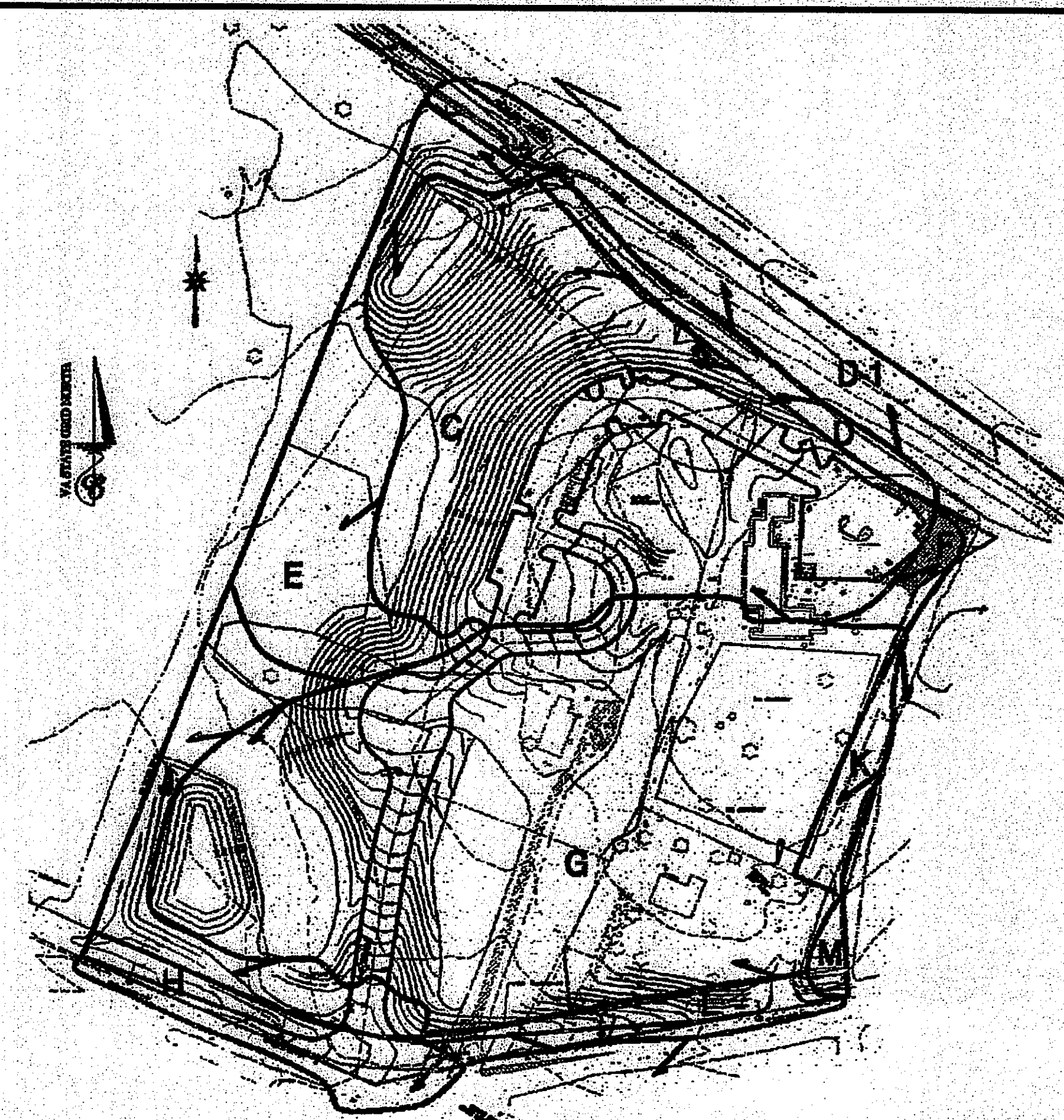
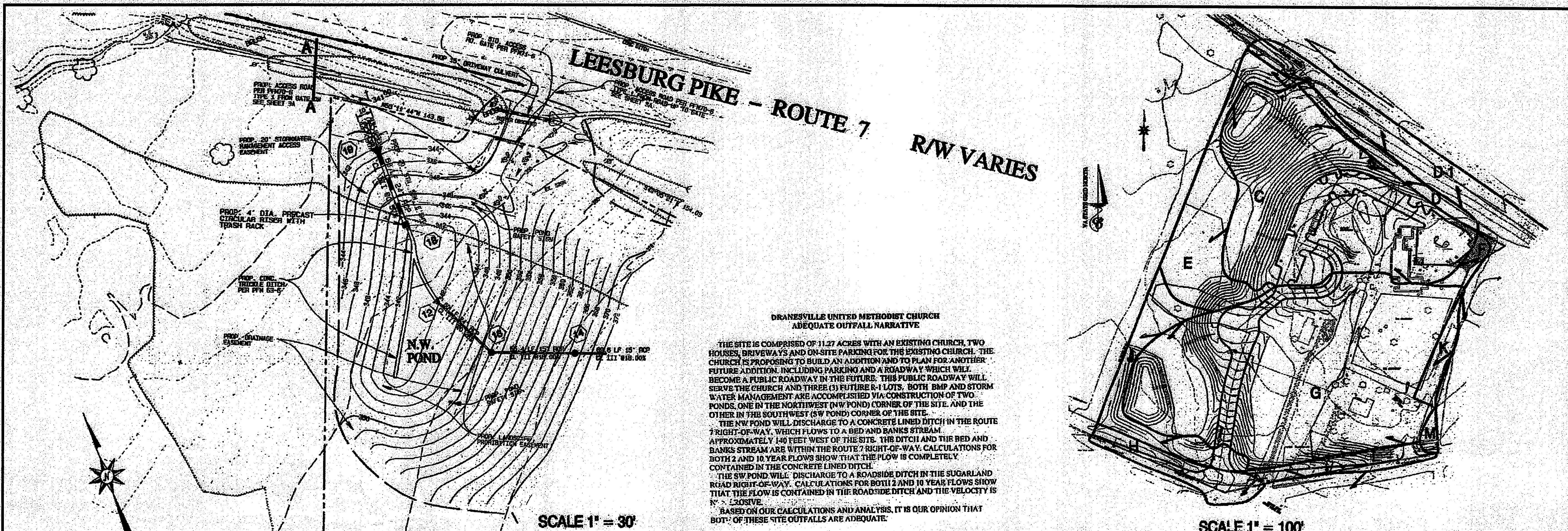
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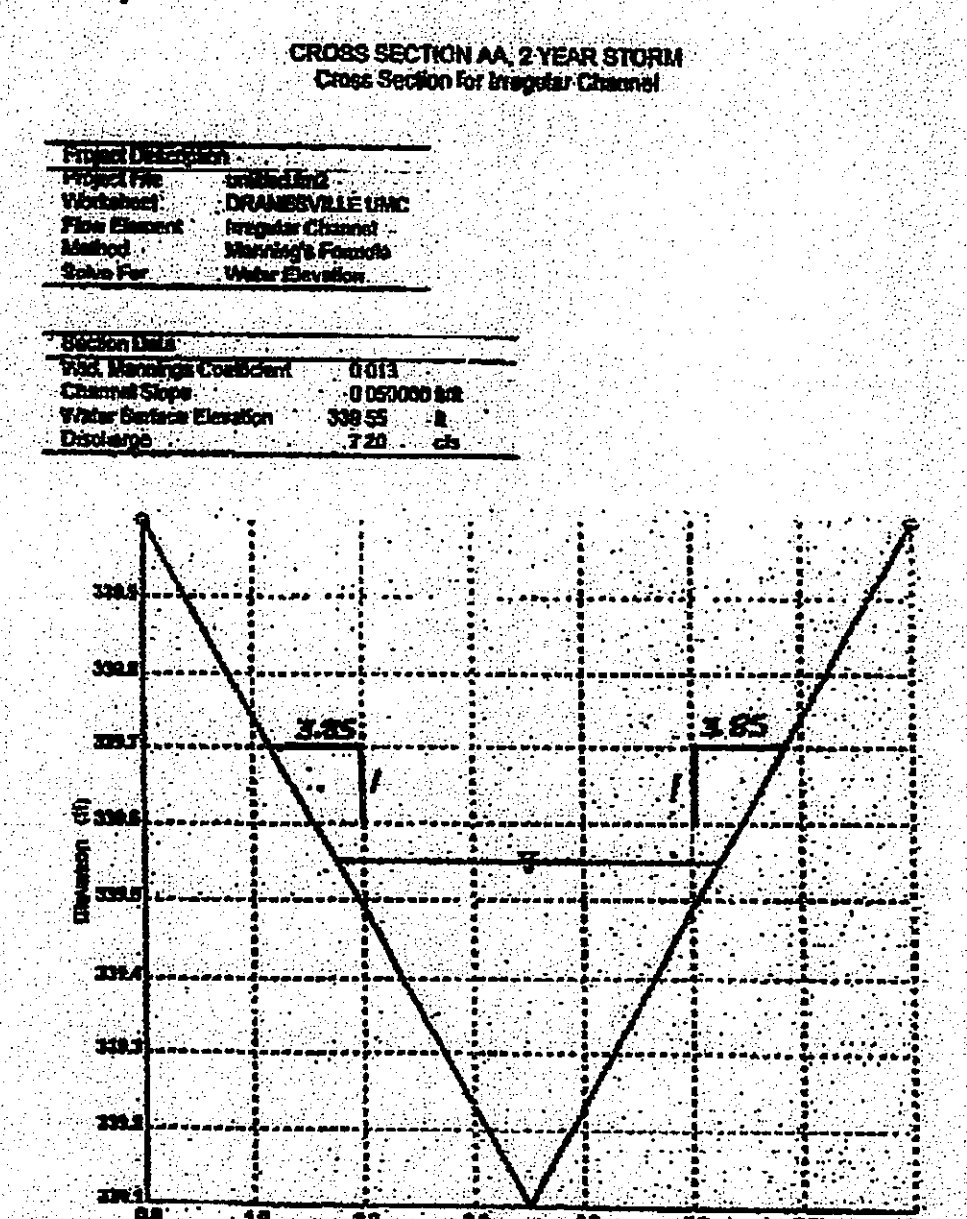
PROJECT NO.



**2 YEAR Q**  
Workstation for Irregular Channel  
CROSS-SECTION AA

Station (ft)	Elevation (ft)	Station (ft)	Elevation (ft)
0.00	339.87	1.00	339.87
1.00	339.87	2.00	339.87
2.00	339.87	3.00	339.87
3.00	339.87	4.00	339.87
4.00	339.87	5.00	339.87
5.00	339.87	6.00	339.87
6.00	339.87	7.00	339.87
7.00	339.87	8.00	339.87
8.00	339.87	9.00	339.87
9.00	339.87	10.00	339.87

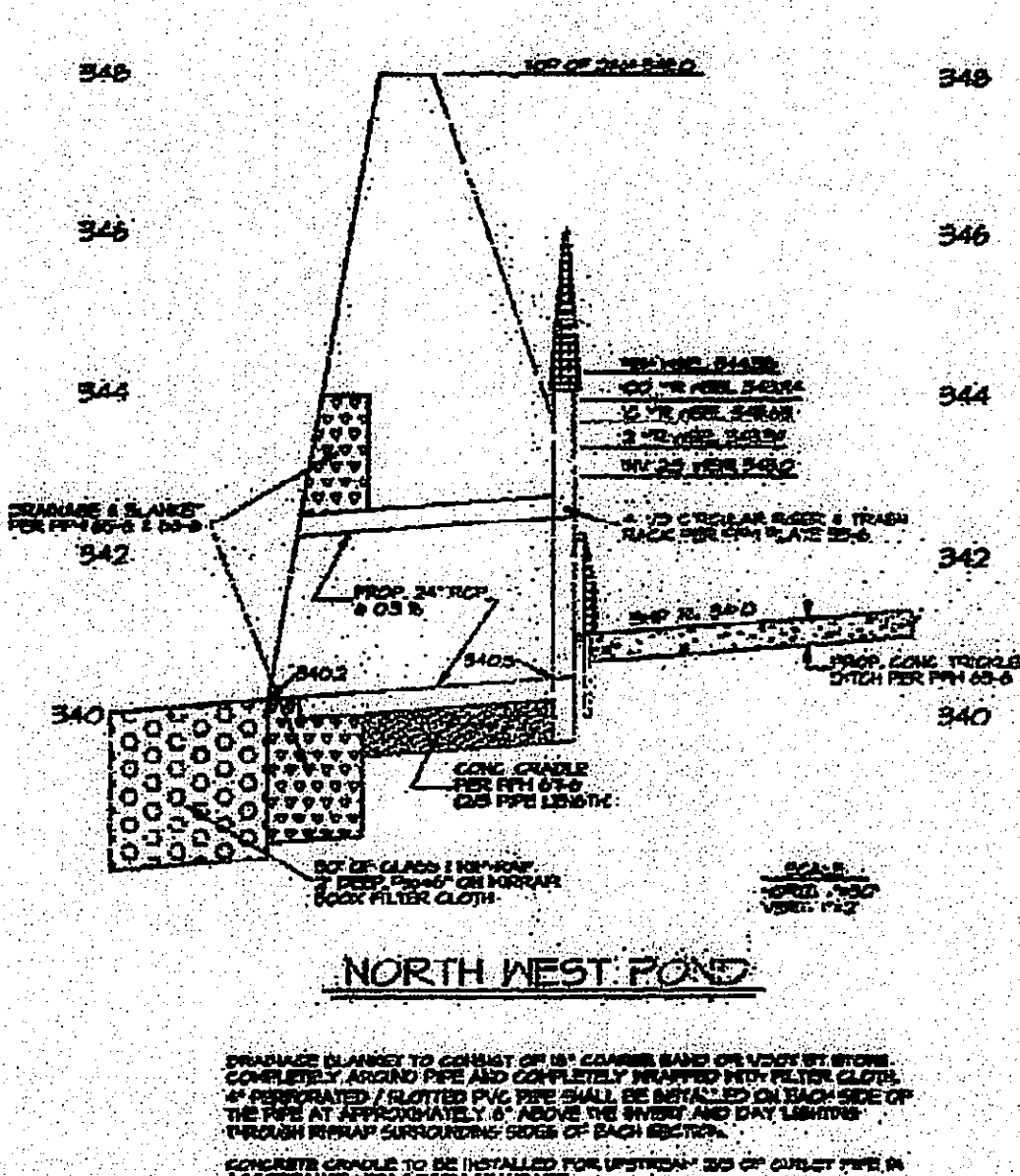
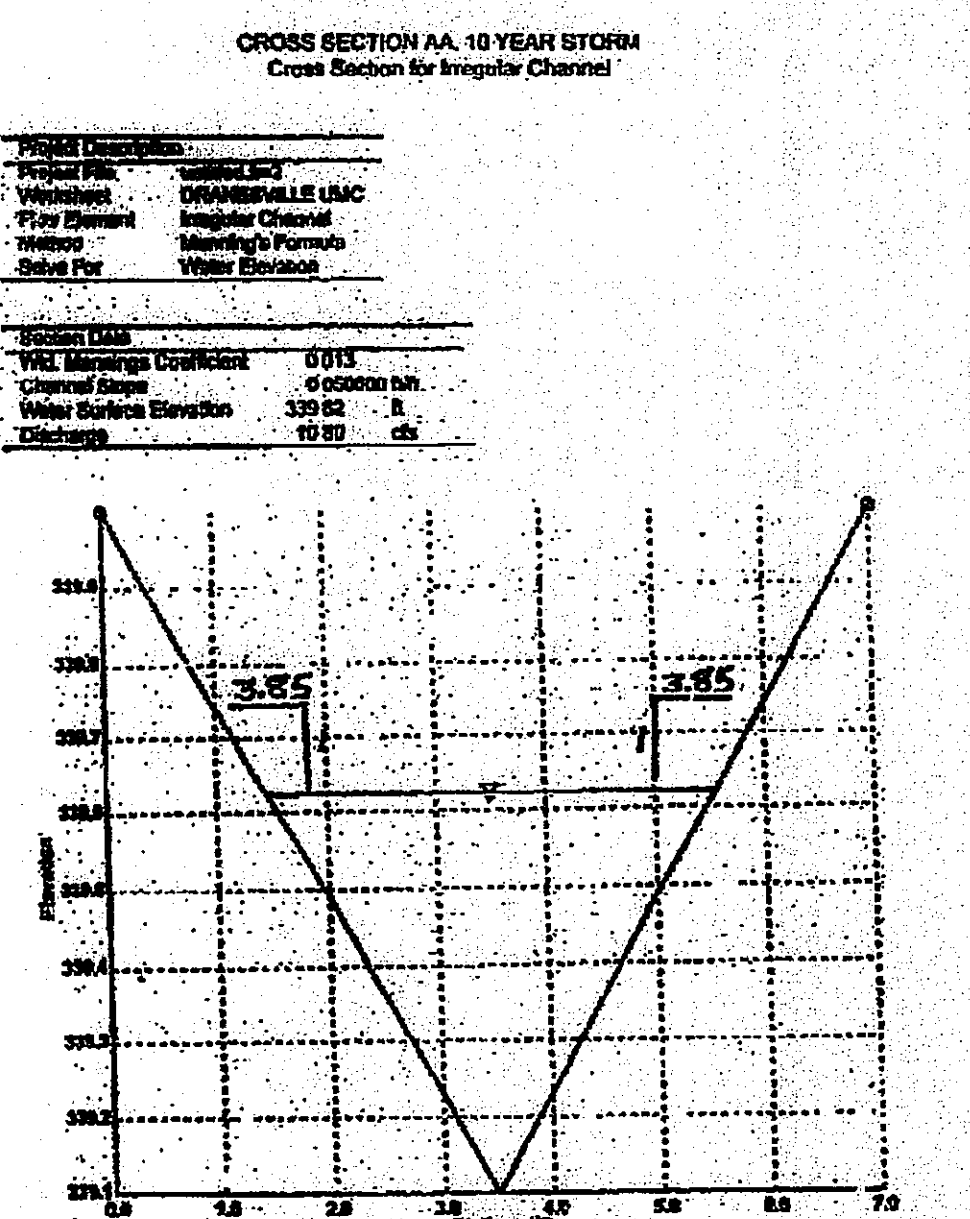
Channel Slope: 0.00000 ft/ft  
Elevation range: 339.87 to 340.00 ft  
Station (ft): 0.00 to 10.00  
End Station: 10.00  
Roughness: 0.015



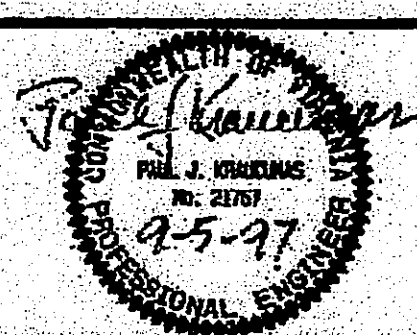
**10 YEAR Q**  
Workstation for Irregular Channel  
CROSS-SECTION BB

Station (ft)	Elevation (ft)	Station (ft)	Elevation (ft)
0.00	339.87	1.00	339.87
1.00	339.87	2.00	339.87
2.00	339.87	3.00	339.87
3.00	339.87	4.00	339.87
4.00	339.87	5.00	339.87
5.00	339.87	6.00	339.87
6.00	339.87	7.00	339.87
7.00	339.87	8.00	339.87
8.00	339.87	9.00	339.87
9.00	339.87	10.00	339.87

Channel Slope: 0.00000 ft/ft  
Elevation range: 339.87 to 340.00 ft  
Station (ft): 0.00 to 10.00  
End Station: 10.00  
Roughness: 0.015

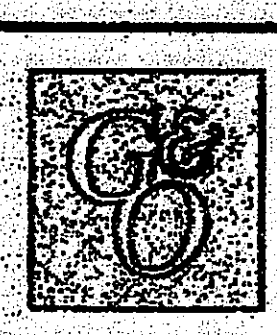


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DESIGN	SCALE	AS NOTED
DESIGN	1" = 30'	AS NOTED
CHECKED	1" = 30'	AS NOTED
DATE	DATE	DATE

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